

AGENDA SPECIAL MEETING

HOLLISTER PLANNING COMMISSION ANYONE WISHING TO ADDRESS THE PLANNING COMMISSION PLEASE STEP FORWARD AND STATE YOUR NAME AND ADDRESS TO THE SECRETARY

Persons who wish to speak on matters set for Public Hearing will be heard when the presiding officer calls for comments from those persons who are in support of/or in opposition hereto. After persons have spoken, the hearing is closed and brought to Commission level for discussion and action. There is no further comment permitted from the audience unless requested by the Chairman.

DATE: THURSDAY, JULY 16, 2009 TIME: 6:00 P.M. CITY HALL 375 FIFTH ST

CALL TO ORDER

VERIFICATION OF AGENDA POSTING

PLEDGE OF ALLEGIANCE

ROLL CALL: Commissioners: Chris Alvarez, David Huboi, Charles Scott, Helen Ross and Gabriel Torres

APPROVAL OF MINUTES: None Submitted

COMMUNICATIONS FROM THE PUBLIC ON ITEMS NOT LISTED ON THE AGENDA: This is the time for anyone in the audience to speak on any item not on the agenda and within the subject matter jurisdiction of the Planning Commission. When the Planning Commission calls your name, please come to the podium, state your name and address for the record, and speak to the Commission. Each speaker will be limited to 2 minutes. Please note that state law prohibits the Planning Commission from discussing or taking action on any item not on the agenda

CONSENT CALENDAR: None

All matters listed under the Consent Calendar will be enacted by one motion authorizing the actions designated in the staff report. There will be no separate discussion for these items unless requested by a member of the Commission, staff, or the public.

PUBLIC HEARINGS:

1. Tentative Map No. 2009-2/Conditional Use Permit No. 2009-1/Site and Architectural Review No. 2009-6 - Filed by Marilyn Ferreira Real Estate, Inc./Miller Homes, Inc. for a planned unit development and a tentative map to subdivide a 24.40 acre lot into 166 lots in a R3 (Medium Density Residential) Zoning District and S&A approval for a community center. Said property is located on Airline Highway; being more specifically described as Assessor's Parcel No. 20-22-19, 21, 23, 25, 26 and 20-29-34, 36, 37 and 57-15-15, 16, 17, 18, 19 and 20. – Bolsa - CEQA: Mitigated Negative Declaration. (Continued Public Hearing from June 24, 2009)

2. Tentative Map No. 2009-4 – Filed by South County Housing, requesting approval to subdivide a 4.23 acre site into 25 lots for self help residential dwelling units with a .29 acre remainder parcel in an R1-L/PZ (Low Density Residential Performance Overlay) Zoning District. Said property is located on Buena Vista Road; being more specifically described as Assessor's Parcel No. 52-32-07. CEQA: Mitigated Negative Declaration.

NEW BUSINESS: None

OLD BUSINESS: None

PLANNING DEPARTMENT REPORTS:

CITY ATTORNEY REPORTS:

PLANNING COMMISSION REPORTS:

ADJOURNMENT

NEXT REGULAR MEETING: Thursday, July 23, 2009 at 6:00 p.m.

Materials related to an item on this Agenda submitted to the Commission after distribution of the agenda packet are available for public inspection in the City Clerk's office at City Hall, 375 Fifth Street, Hollister and the Development Services Department, Monday through Thursday, 8:00 am to noon, 1:00 pm to 5 pm (offices closed between 12:00 and 1:00 p.m.)

Such documents are also available on the City of Hollister website at www.hollister.ca.gov subject to staff's ability to post the documents before the meeting.

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the City Clerk's Office at (831) 636-4304. Notification of 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting. [28 CFR 35.102-35.104 ADA Title II].

NOTICE

Appeal Notice: Any person aggrieved by the decision of the Planning Commission may appeal the decision within fifteen (15) calendar days to the City Council. The notice of appeal must be in writing and shall set forth specifically wherein the Planning Commission's decision was inappropriate or unjustified. Appeal forms are available at the City Community Development Department and the City Clerk's office and may be obtained at the Planning Commission meeting. Appeals to the City Council shall be submitted to the City Clerk as prescribed by Zoning Ordinance, Section 17.56.